

Proposed Ordinance: #0-14-19
Subject Matter: Amendment to Chapter 94 Zoning (Sec 94-227)
Date of Published Notice of Public Hearing: March 6, 2019
Date First Presented at Council Meeting: April 4, 2019
Date of Public Hearing and Adoption: April 4, 2019

CITY OF FAYETTEVILLE
COUNTY OF FAYETTE
STATE OF GEORGIA

ORDINANCE NUMBER #0-14-19
CITY OF FAYETTEVILLE, GEORGIA

PREAMBLE AND FINDINGS

AN ORDINANCE OF THE CITY OF FAYETTEVILLE

WHEREAS, the City of Fayetteville (the “City”) wishes to encourage a thriving and prosperous downtown center which includes more residential opportunities; and

WHEREAS, the City of Fayetteville Comprehensive Plan identifies residential density as an essential element of downtown revitalization; and

WHEREAS, the City of Fayetteville does hereby ordain the following amendments to Chapter 94 - Zoning.

**WHEREFORE THE CITY OF FAYETTEVILLE HEREBY ADOPTS AND
ORDAINS THE FOLLOWING ORDINANCE:**

ARTICLE ONE

The City of Fayetteville’s zoning ordinance, as codified at Section 94-227 of the City’s Code of Ordinances, is hereby amended, in part, by deleting the stricken (~~stricken~~) language as follows:

Sec. 94-227. – Area, yard and height requirements in the Main Street Overlay District.

Distri ct	Minimu m Lot Area (sq. ft.)	Minimu m Area Per Dwelling	Minimum Dwelling Size (sq. ft.)	Minimu m Dwellin g Size (sq. ft.) Mixed Use	Front Yard Setback (ft.)	Minimu m Side Yard (ft.) ¹	Minimu m Rear Yard (ft.)	Minimu m Lot Width (ft.)	Maximu m Height (ft.)	Maximu m Impervio us Area (% of lot) ²
R-70	87,120	87,120	2,000	—	35	30	50	200	40	75
R-40	43,560	43,560	2,300 ³	—	30	25	45	180	40	75
R-30	30,000	30,000	1,800 ⁴	—	30	20	30	150	40	75
R-22	22,500	22,500	1,800	—	25	15	30	125	40	75
R-15	15,000	15,000	1,200	—	25	10	30	90	40	75
DR- 15	15,000	9,000	1,200/1,800 ⁵	—	25	10	30	100	35	75
RMF- 15	15,000	8,000/5,000 ⁵	600/700/900/1,100/ 1,300	—	20	15	30	100	35	75
R-P	15,000	15,000	1,200	1,200	20	15	30	60	35	75
R- THC	217,800	5,445	1,200	—	20	15	30	—	35	75
MHP	435,600	6,050	600	—	30	10	10	200	—	75
OI	43,560	15,000	1,000	1,000	—	10	30	60	60	75
C-1	15,000	15,000		—	—	—	—	—	60	75
C-2	—	—	—	—	20	—	12	60	60	75
C-3	—	—	—	—	30	—	14	60	60	75
C-4	—	—	—	—	40	—	14	60	60	75

B-P	871,200	—	—	—	20	20	50	—	—	75
M-1	871,200	5,000	—	—	30	—	12	—	60	75
M-2	—	—	—	—	60	—	—	—	60	75
R-D					30 for Single Family Detached; 0 for Other Uses	10 for Single Family Detached; 0 for Other Uses	25 for Single Family Detached; 0 for Other Uses		60	

1	Buffer zones are required in addition to side and rear yards, and setback requirements are measured from the buffer.
2	For re-developed nonresidentially zoned property, the existing amount of impervious surface may be maintained when the property is developed.
3	One thousand two hundred square feet required to be on the ground floor.
4	One thousand two hundred square feet required to be on the ground floor.
5	One thousand two hundred square feet for the first unit and one thousand eight hundred square feet minimum for both.

(Ord. No. 0-11-99, 3-15-99; Ord. No. 0-21-99, § 32, 8-2-99; Ord. No. 0-35-02, art.1, 7-18-02; Ord. No. 0-45-02, art. 2, 11-21-02; Ord. No. 0-38-03, § 2, 11-6-03; Ord. No. 0-23-18, art. 1, 9-27-18)

ARTICLE TWO

This ordinance shall become immediately effective upon its reading and adoption by the City Council.

ARTICLE THREE

The preamble of this ordinance shall be construed to be, and is hereby incorporated by reference as if fully set out herein.

ARTICLE FOUR

All ordinances and parts of ordinances in conflict herewith are expressly repealed.

APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF FAYETTEVILLE at a regular meeting of the Mayor and Council on the 4th day of April, 2019, by the following voting for adoption:

APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF FAYETTEVILLE at a regular meeting of the Mayor and Council on the 4th day of April, 2019, by the following voting for adoption:

ATTEST:

Edward J. Johnson, Jr. Mayor

Anne Barksdale, City Clerk

Richard J. Hoffman, Mayor Pro Tem

Kathaleen Brewer, Council Member

Paul C. Oddo, Jr., Council Member

Harlan Shirley, Council Member

Scott Stacy, Council Member